To stop "blooming" (also known as efflorescence, where a white, powdery salt residue pushes through or sits on top of sealed concrete), you must remove the old failing topical film and use a **deep-penetrating reactive silicate or densifier sealer** rather than a topical coating. Topical sealers trap rising basement moisture, causing the bond to fail and minerals to bloom; a reactive sealer locks the pores from within while remaining vapor-breathable. RadonSeal +1

Recommended Products

RadonSeal Standard / Plus
$149.00
RadonSeal Waterproofing & more
3.8 (71)

A deep-penetrating reactive silicate sealer that plunges into the concrete capillaries, chemically reacting with free lime to permanently lock out moisture vapor and stop efflorescence at the root. RadonSeal +1

Ghostshield Lithi-Tek 9500
$99.88
Ghostshield & more
4.7 (1.1K)

A lithium-based impregnating densifier and waterproofer that stops internal moisture migration and hardens the concrete matrix without leaving a peeling surface film.

How to Fix Blooming

- **Strip the old sealer:** Completely grind, acid-wash, or chemically strip any existing topical acrylic, epoxy, or urethane film. A penetrating sealer cannot fix blooming if a blocked, non-breathable layer still traps moisture on top.
- **Clean the surface:** Scrub away all residual white salt deposits, dirt, and soap using an efflorescence cleaner or muriatic acid solution, then rinse and let the slab dry completely.
- **Apply the reactive sealer:** Saturate the bare concrete evenly with a low-pressure sprayer or roller, allowing the liquid to deeply soak and react inside the pores. YouTube · Hammer and ... +1
- **Avoid new topical coatings:** Do not roll on a glossy paint or plastic-like sealer afterward unless it is explicitly rated as a high-performance moisture-mitigation vapor barrier.